



DEVELOPMENT SERVICES

CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER  
6101 FRISCO SQUARE BLVD · 3RD FLOOR  
FRISCO, TEXAS 75034  
TEL 972.292.5300 · FAX 972.292.5388  
WWW.FRISCOTEXAS.GOV

## RESIDENTIAL - INSPECTION CHECKLIST & GUIDE

### BUSINESS HOURS

Building Inspections' office hours are 8am-5pm, M-F, excluding City-approved holidays. The office is located at 6101 Frisco Square Blvd., 3<sup>rd</sup> Floor, Frisco, Texas 75034. Please visit the guest lobby, contact a Representative at (972) 292-5301 or email [buildinginspectionscsr@friscotexas.gov](mailto:buildinginspectionscsr@friscotexas.gov) if you have building-related questions.

### INSPECTION REQUESTS

There are two (2) methods of requesting inspection.

- **TELEPHONIC / CALL-IN INSPECTION REQUEST(S):** (972) 292-5386. Cut-off time for telephonic requests is **4pm the prior business day** to have the inspection the next business day. You must provide the following information in the order listed below.
  - Building Permit Number issued
  - Type of inspection (i.e., T-pole)
  - Physical (street) address
    - **Note:** If you elect to schedule multiple inspections, please say '*multiple inspections*' at the beginning of the telephonic request. If requesting more than five (5) inspections, please use the internet feature.
- **INTERNET / ON-LINE INSPECTION REQUEST(S):** On-line services require issuance of a four digit PIN prior to inspection requests via the internet. Cut-off time for internet / on-line requests is **7am the day of the requesting inspection**. To obtain a 4-digit PIN, please visit a representative 'in person' located at 6101 Frisco Square Blvd. 3<sup>rd</sup> Floor.

To access the on-line inspection request(s) feature a Builder will need to do the following:

- **Select** 'Contractor' from the drop-down menu list
- **Select** company name from the drop-down menu list
- **Enter** the Builder's assigned PIN, **Select** 'Login',
- **Search** by Permit Number, Site APN (Tax Parcel Number), or Site Address.
- **Select** the 'Schedule' on the Dashboard Menu, then '**Request**' under the inspection tab.
- **Select** the Inspection Type, along with any remarks and enter an email address. After all inspections have been requested, **submit** the request.
- The Inspection Request confirmation will be sent via email to the email address provided.

Important: Inspection Request features (above) do not accept voice messages to inspectors. Builders with concerns are required to contact the assigned Building Inspector who initialed and/or issued a Red Tag. To contact a Building Inspector, please reference the list (below).

### CANCELATION REQUESTS & CONTACT INFORMATION

To **cancel** a requested inspection, please contact the assigned Building Inspector via their cell phone or place "CANCEL" on a 4'x4' sign visible from inspector's vehicle. You may also elect to contact a Chief Inspector.

| NAME             | CELL PHONE     | TITLE                         | OFFICE         |
|------------------|----------------|-------------------------------|----------------|
| Steve Covington  |                | Chief Building Official       | (972) 292-5330 |
| Phillip Climer   | (972) 670-8061 | Asst. Chief Building Official | (972) 292-5338 |
| Jeff Blake       | (972) 670-4375 | Chief Electrical Inspector    | (972) 292-5375 |
| Michael Crain    | (972) 670-4445 | Chief Building Inspector      | (972) 292-5325 |
| Gilbert Urvina   | (972) 670-4359 | Chief Plumbing Inspector      | (972) 292-5329 |
| Charles Kirk     | (972) 670-4291 | Plumbing Inspector            | (972) 292-5326 |
| Chris Whitson    | (972) 670-4325 | Building Inspector            | (972) 292-5327 |
| Tommy Chinn      | (214) 385-0918 | Building Inspector            | (972) 292-5343 |
| Ginny Queen      | (972) 670-4541 | Building Inspector            | (972) 292-5349 |
| Michael McDonald | (972) 670-4366 | Plumbing Inspector            | (972) 292-5332 |
| James D Smith    | (469) 446-6369 | Building Inspector            | (972) 292-5767 |
| John Draper      | (972) 670-4392 | Building Inspector            | (972) 292-5341 |
| Jeff Reed        | (469) 446-6365 | Building Inspector            | (972) 292-5345 |
| Carlos Irlas     | (972) 670-4666 | Plumbing Inspector            | (972) 292-5334 |
| Phillip Jolly    | (972) 670-4679 | Plumbing Inspector            | (972) 292-5378 |
| Chris Foley      | (972) 854-9117 | Plumbing Inspector            | (972) 292-5337 |
| Robert Thomas    | (972) 670-4733 | Building Inspector            | (972) 292-5336 |
| Terri Brown      | (972) 880-5746 | Rehabilitation Specialist     | (972) 292-5348 |
| Dewayne Carter   | (972) 670-4466 | Building Inspector            | (972) 292-5328 |
| Elwyn Womble     | (469) 714-9708 | Building Inspector            | (972) 292-5344 |
| Bill Hartwell    | (469) 631-2159 | Building Inspector            | (972) 292-5335 |
| Vacant MNEW/BI   | (972) 670-3069 | Building Inspector/MFamily    | (972) 292-5339 |
| Vacant (tm)      | (972) 670-3656 | Plumbing Inspector            | (972) 292-5342 |

### ASSESSED FEE(S)

Each 'Not Acceptable' notice is assessed a \$30.00 re-inspection fee for failed residential inspections. Inspections will be suspended when a Builder has \$120 (or more) accrued in unpaid re-inspection fees. Inspections will resume when the fee(s) are paid.

### CHALLENGES / DISPUTES

Please coordinate first with the inspector who completed your inspection. Contact any of the staff members (below) if there is a concern that requires additional attention.

|                             |                 |  |              |
|-----------------------------|-----------------|--|--------------|
| Chief Building Inspector    | Michael Crain   | <a href="mailto:mcrain@friscotexas.gov">mcrain@friscotexas.gov</a>         | 972.292.5325 |
| Chief Plumbing Inspector    | Gilbert Urvina  | <a href="mailto:gurvina@friscotexas.gov">gurvina@friscotexas.gov</a>       | 972.292.5329 |
| Chief Electrical Inspector  | Jeff Blake      | <a href="mailto:jblake@friscotexas.gov">jblake@friscotexas.gov</a>         | 972.292.5375 |
| Assistant Building Official | Phillip Climer  | <a href="mailto:pclimer@friscotexas.gov">pclimer@friscotexas.gov</a>       | 972.292.5338 |
| Chief Building Official     | Steve Covington | <a href="mailto:scovington@friscotexas.gov">scovington@friscotexas.gov</a> | 972.292.5330 |

## BUILDING CODES & BUILDING –RELATED ORDINANCES

All residential construction must adhere to the following building-related codes, including local amendments. Below is a list of the building codes for your perusal. The codes are also available by visiting the City's website at [www.friscotexas.gov/building](http://www.friscotexas.gov/building) then select "Adopted Codes" (located on the left-hand side of the webpage).

| CODES / ORDINANCE(S)   | ORDINANCE NUMBER |
|--|------------------|
| 2012 International Residential Code®, with local amendments          | 13-10-69         |
| 2011 National Electrical Code®, with local amendments                | 13-10-67         |
| 2012 International Building Code®, with local amendments             | 13-10-68         |
| 2012 International Mechanical Code®, with local amendments           | 13-10-65         |
| 2012 International Plumbing Code®, with local amendments             | 13-10-66         |
| 2012 International Fuel / Gas code®, with local amendments           | 13-10-64         |
| 2012 International Fire Code®, with local amendments                 | 15-06-37         |
| 2012 International Energy Conservation Code®                         | 13-10-63         |
| 2012 International Property Maintenance Code®, with local amendments | 13-12-78         |
| Erosion Control Ordinance  | 89-04-02         |
| Green Building Ordinance (Commercial)                                | 06-10-110        |
| Nuisance / Site Maintenance Ordinance                                | 06-10-111        |
| City of Frisco Comprehensive Zoning Ordinance                        | 01-09-62         |
| City of Frisco Subdivision Regulation Ordinance                      | 12-06-42         |

All applicable subsequent supplements to the International Codes will apply.

ACI Manual of concrete practice ACI-318

Book of ASTM Standards, Volume 04.02, Concrete and Aggregates

Post Tension Institute Construction & Maintenance Practices

All applicable City of Frisco adopted ordinances

## BUILDING / JOB SITE REQUIREMENTS

Nuisance Ordinance 01-09-62 and Erosion Control Ordinance 89-04-02 provides maintenance requirements for a Builder's job site. Below is a list of requirements of a job site under construction.

- On-site construction noise disturbance are permitted between 7am until 10pm.
- Water meter box must be set to grade level and exposed before the Public Works Department will install the water meter. The water meter box cannot be located in sidewalk or driveway paving. The water meter box must remain exposed through the Building Final / CO Inspection. The Public Works Department telephone number is (972) 292-5800.
- Construction debris and mud must be kept out of street and alleys, including adjacent properties. This includes 'blowing' debris. Building Inspectors may place a 'Stop Work Order' at the job site, as well as refuse inspections. Trash receptacles / containers on each job site are required and must be emptied and/or replaced when filled.
- No construction items, landscape, piles of sand/dirt/bricks, etc. may be located within any street, alley or other right-of-way
- Construction-related materials must be stored / placed ten (10) feet from back of curb to ensure all materials are on the job site and out of the right-of-way.
- On-site, portable sanitation facilities must be provided at time of initial construction activities and must be serviced. One (1) sanitation facility per five (5) building sites is required and must not exceed 200 feet walking distance between each sanitation facility.
- Site identification (address), including the lot and block must be visible from the street (not alley).
- Erosion control for each job site and must be maintained throughout the construction process. Building Inspectors may require additional erosion control.
- Clean, cleared, safe path to the job site / inspection is required at all times.

- The Builder will ensure a 'concrete wash out area' is centrally located within the same subdivision on a parcel that they own and maintain. The Builder will direct their concrete supplier's truck driver to the builder-designated 'concrete wash-out area' to comply with Environmental Protection Agency (EPA) standards. The Builder will ensure the designated 'concrete wash out area' lot is maintained and will ensure the parcel is returned to a future building site near completion of the subdivision's build out. (See 'Builders Designated Subdivision Wash-out Pit' drawing for minimum requirements.)

## INSPECTION SEQUENCE & TYPES

Required inspection types and the order the inspections are to be completed are important, unless otherwise stated herein. Every job site must be inspected daily by the Builder to ensure all debris is contained. Blowing debris and trash not contained at a job site will result with denied inspections. A 'Stop Work Order' will be issued for repeat offenses and/or if the job site is not compliant.

### **The approved Permit Packet, including the Placard, must be posted at the job site in plain view.**

Following is the list of inspections required 'in order' for residential construction that must be completed.

|          |  |           |   |
|----------|--|-----------|---|
| <b>1</b> | T-pole   | <b>9</b>  | Insulation; pass 3 <sup>rd</sup> party Energy insp. prior |
| <b>2</b> | Plumbing rough-in  | <b>10</b> | Drywall   |
| <b>3</b> | Slab: Pass Eng. insp. prior  | <b>11</b> | Brick ties / wall ties                                    |
| <b>4</b> | Sewer camera<br>(automatically scheduled after 'passing'<br>slab inspection) | <b>12</b> | Electrical final  |
| <b>5</b> | Flatwork   | <b>13</b> | Plumbing/Mechanical final                                 |
| <b>6</b> | Plumbing Top Out and Mechanical Rough  | <b>14</b> | Utility right-of-way<br>(call 214-837-9603 to cancel)     |
| <b>7</b> | Electrical rough   | <b>15</b> | Certificate of Occupancy (CO) Building final              |
| <b>8</b> | 2nds framing: Pass Eng. insp. prior  |           |   |

A set of the approved Engineered Plans must be available at the job site, as well as all previous inspection tags (results), passed or failed. The inspection tags (results) must be together in the front of the Permit Packet.

## REFERENCE LOCATIONS

Construction requirements are available within the Building & Model Codes and Ordinances. Following are reference locations for the most-common inspection types and corrections requested.

### **T-POLE** – Does not have to be the first inspection

- Proper bracing *E3404.8, 3404.10*
- Properly grounded *E3607.1*
- 220 and 110 receptacles GFI and arc fault protected *E3902*
- Enclosure not weatherproof *E4001.6*
- Rusted, burnt, loose wires/clamps in meter can *E3404.7*

### **PLUMBING ROUGH** – Form survey / building setback encroachments / finished floor street and alley elevation. (Form survey requires elevation at alley / street and anticipated driveway slope; maximum slope is twelve (12%) percent.)

- Plumbing exposure for inspection P2503.2
- Gas tracer wire / size / color G2415.17.3
- CT adapter at change in material P3003.18
- Minimum depth of services 12" P2603.5
- Sanitary not properly vented P3101.2.1
- Back fall / no fall on sanitary sewer P3005, 3112.2
- Water service minimum ¾" P2903.7

- Minimum building sewer size 4" P3004.1
- Valve not installed / not full port P2903.9.
- Yard / double clean-outs not installed P3005.2.7
- Hot water not insulated N1103.4.2
- Trap arm too long / excessive fall P3105.1
- Incorrect sanitary sewer fitting used P3005.1
- Flux used does not comply with ASTM B 813 P2905.14
- Under slab joints in copper properly brazed P2904.15
- PRV required P2903.3; Thermal Expansion control required P2903.4
- Plumbing water, gas, sanitary systems on test P2503
- Water service not sleeved over sanitary ditch P2904.4.2 (amended)
- Island / foot vent not properly installed P3112 (amended)
- Gas / sanitary / water lines properly bedded G2415.13, P2604, P2605

**SLAB – Per ACI Manual of Concrete and Post Tension Institute Practices and International Residential Code**

- Proper building setbacks, top of form elevation, street / alley elevations, driveway slopes information located within the City of Frisco Zoning Ordinance & Subdivision Regulation Ordinance
- Approved Engineer's Inspection R403.1.8 (Building Inspections will not accept 'correct & proceed' Engineer tags / results. Engineer's must re-inspect and verify corrections.)
- Concrete Encased Grounding Electrode (UFER) E3608.1.2
- Beams clear of debris & water R403.1.8 (amended)
- Chairs and cables tied
- Cables & rebar placed per approved plans
- Cable ends secured
- Cables chaired off plumbing
- Brick ledge installed
- Tub boxes installed R403.1.8 (amended)
- Cables properly routed and spaced off bottom beams
- Live ends taped ACI Manual
- Plumbing sleeved & wrapped P2603.3, P2603.4
- Missing / repair poly on interior pads R403.1 (figure 2)
- Piers installed per plans / passed pier inspection R109.1.1
- Proper beam depth and width R403.1 (per Engineer plans R403.1.8 (amended) Minimum 4 inches concrete depth top of pads)
- String lines installed for measurement purposes R109.1.1
- Driveway and yard slope (drop requirements) Maximum slope 12% driveways; 33% yards Engineering Procedure Manual

**SEWER CAMERA –** The sewer camera inspection is completed by the Public Works Department's personnel. The sewer camera inspection does not need to be requested via the internet or telephonic feature. A sewer camera inspection request is *automatically* generated following an approved Slab inspection. **To cancel a sewer camera inspection, call the Public Works Department at (214) 837-9603.**

**FLATWORK –** A flatwork inspection may be requested at any time per ACI Manual of Concrete Practice and Frisco Engineering practices.

- Sidewalk depth (review plat or PD)
- Sidewalk slope ¼": per foot from PL to curb
- Street / alley joint continued in approach
- Minimum 1 inches of sand
- Reinforcement with #3 rebar at 18 inches on center (each way)
- Rebar chaired above grade
- Smooth dowels installed at expansion boards
- No meter boxes in sidewalk / driveway
- Minimum 5 foot driveway turning radius
- Flatwork area dry; no standing water
- Do not dowel lead walk to curb
- Handicapped ramps installed per Americans with Disabilities Act (ADA) requirements
- Expansion joints at abutting concrete & every 20 feet of sidewalk
- Driveway approach to be constructed per COF Standard Construction Detail (P14) "Residential Driveway Approach with Horizontal Sawcut". Reinforcing to be #4 rebar 18" OC both ways. P14 detail included in permit package.

- Driveway approach with #4 rebar doweled into existing concrete on 18 inch centers placed on compacted sub-grade (*no expansion joint at street or alley*)

## **PLUMBING TOP OUT** – The plumbing top out inspection includes flue pipes on gas-fired appliances.

- Waste / vent not properly supported *P2605*
- Leak on waste / vent 10" of head *P2503.5*
- Trap arm too long / excessive grade *P3105*
- Accessibility to clean outs *P3005.2.5*
- Proper grade on waste/vent *P3005.3, P3104.2*
- C/O on island & foot vent *P3112.3*
- No low dry venting *P3104.4*
- Reaming of copper pipe *P2905*
- Test entire system, hot & cold tied together *P2503.7*
- Reaming of gas piping *G2414.7*
- Swing joints prohibited *G2415.5*
- Minimum 5' rise on gas vents *M1804.2.3*
- Combustion air for confined locations *M1702*
- Tubs must be tested to overflow *P2503.5.2*
- Gas test required on entire system / wrong measurement *G2417.4*
- Identification of CSST piping (med pressure warning tag) *G2412.5 (amended)*
- Approved shower pans must be water tested *P2503.6*
- Water heater ignition source not less than 18" *P2801.6*
- B-vent horizontal not greater than 75% of vertical rise *G2427.6*
- Proper clearance from combustibles and B-vents *G2427.6.1*
- Water heater T & P and pan line cannot terminate on concrete *P2803.6.1*
- Pan drain required at water heater *P2801.5*
- Gas vents shall terminate no less than 8' of vertical wall or 2' above roof *G2427.6*
- Unions for water heater connections *P2904.17.1*

## **MECHANICAL ROUGH**

- Ducts, joints and seams properly sealed *M1601.4, N1103.2.2*
- Restricted A/C ducts *M1601.1*
- Fresh air intake / gravity & volume damper *N1103.5*
- Chimney capped *R1005*
- Exhaust vent terminations 48" minimum from openings into building *M1804*
- Minimum duct insulation shall be in compliance with one (1) of the State of Texas ESL Residential Duct Trade Offs effective 01/23/06 or IRC N1103.3, Energy Star / Green Building will be R-6 insulation
- Flex duct shall be supported every 4' horizontally and 6' vertically, bending radius must not restrict air flow, splice collars are required at duct splices (manufacturer's specifications) *M1601.4*
- Mastic seal all seams and connections of duct work and equipment *M1601.4, N1103.2.2 (Tapes not approved for air tight sealing.)*
- Main condensate drains shall be tied into a wet drain. Secondary drains must discharge to an obvious location (over doors, windows, patios, etc.) *M1411.3*
- All exhaust fans shall be vented outside of the building with metal duct work *M1501.1, M1505*
- Dryer vent maximum length is 35 feet, maximum developed length shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend *M1502 (amended)*
- Self-closing dampers and filtration are required in Green Building furnace fresh air takes *N1103.5*
- Plenums shall not have insulation in the air stream, insulation must be on the exterior of the plenums
- Gas flue pipes (B-vent) shall not terminate within 8 feet of any vertical wall or similar structure on the roof *G2427.6*
- Environmental exhaust ducts shall not terminate within 36 inches of building openings *M1506*

## **ELECTRICAL ROUGH**

- Number of branch circuits in panel *E3703.5*
- Romex fanned out at panel *E3705.3*
- 2-20 amp circuits in kitchen *E3703.2*
- Check box fill *E3905.12*
- Proper stapling at boxes *Table E3802.1, E3905.3.2*
- Check required receptacles *E3901*
- Sleeve romex ran through brick *Table E3802.3.2*
- Sleeve romex in R/As *M1601.3*

- Grounding Electrode Systems *E3608*
- No aluminum wire (*amended*)
- Minimum 12-2 with ground *E3406.3 (amended)*
- Check arc fault circuits *E3902.12 & 13*
- Ground at metal boxes (stingers) *E4001.5*
- Outlet at stair landing *E3901.2.2 (1)*
- Laundry circuit cannot leave laundry *E3703.3*
- I.C. rated cans *E4004.8*
- Fan rated boxes with bond screw *E4101.6, E3905.8*
- Correct attic lighting *E3903.4, E3405.6*
- No wire under or on attic decking (catwalk) *E3802.2*
- Block floor plugs *E3905.7*
- Check flue and gas lines for bonding *E3609.7 (amended)*
- All receptacles within 6' of sinks must be GFCI protected *E3902.7*
- Smoke detectors & carbon monoxide detectors installed *R314 (amended)*

**2NDS FRAMING** – Building Inspections does not accept 'correct & proceed' Engineer tags of structural items. Engineer must re-inspect and verify corrections.

- Passed Engineer inspection without pending structural items
- Passed Plumbing Top Out inspection *R109.1.2, R109.1.4*
- Windows / construction doors installed per manufacturer's instructions
- All Flashings installed *R703.8*
- Poly on brick ledge *R703.7.5*
- Fire block and draft stop wood frame construction *R302.11, R302.12*
- Wall bracing per *R602.10* or Engineered design
- Penetrations through slab sealed *R318.3*
- Brick on wood support to comply with *R703.7.2* or Engineered design
- Sole plates anchored; interior walls at 36", exterior at 6' oc with bolts *R403.1.6*
- Slab bolts, nuts and washers installed correctly *R403.1.6*
- Minimum fire separation distances *R302.1*
- 2" x 6" studs at horizontal plumbing *R602.6*
- Attic access required *R807.1*
- Double studs under double joist *R602.3*
- Add support under water heaters *R501.2*
- Lateral restraint of joists and beams *R802.8*
- Treated wood on slab *R317.1*
- Add support stairs stringers *R311.5.1*
- Tempered glass at hazardous locations *R308.4*
- Vaulted ceilings baffled *R806.3*
- Adequate air hock / soffit vents *R806.1, R806.2*
- Bored Engineered lumber *R502.8.2*
- Penetrations on 'O' side Table *R302.4 (amended)*
- Secure building sheathing per manufactures spec. *R602.3*
- OSB both sides of rafter splice / properly brace rafter after splice *R802.6* or Engineered design
- Stair rise, runs, and construction *R311.7*
- 7 ½" under attic decking / furr vaulted ceilings, R22 insulation required *N1102.2.2*
- Proper joist and rafter spans *Tables R802.4 (1 & 2), R802.5 (1-9), R502.3 (1) and (2)*
- Holes & penetrations in exterior sheathing sealed *N1102.4*
- Over bored / notched stud / top plate / joist / rafter properly repaired *R602.6 (amended R602.6.1)*
- All Joist properly supported *R502.6* (LPI / TJI joist per Manufacturer's specifications)

## INSULATION

- A house built as 'Green Building' shall conform to the Energy Summary provided by the design Engineer
- Insulation must be approved by 3<sup>rd</sup> party Energy rater (pre drywall) prior to calling city inspector.
- Renovations, additions, and alterations shall comply with Chapter 11
- Seal Building envelope (Thermal bypass) *N1102.4*
- Insulation shall fill stud cavities. Shall be free of voids and compression and be secured in the frame *N1102.4.1.1*
- Blown insulation requires certification on site stating R-value per inch *N1101.12.1.1, N1101.12.2*
- Window glazing must have NFRC stickers and be compliant with *N1101.12.3, N1102.1.1, N1102.3*
- Vaulted ceilings and under attic decks require a minimum R-22 insulation

*Residential - Inspection Checklist & Guide is only a supplement to aide builders and is not a full disclosure of all codes and/or 7 ordinances.*

## **DRYWALL**

- 5/8ths 'zero' side Table 302.1
- Correct nail pattern Table R702.3.5
- Ceiling board or 5/8ths joists Table R702.3.5 Note D
- Excessive gaps or damage
- 5/8ths in garage that adjoins any living space R302.6 / under stairs (entire area) R302.7(amended)

## **BRICK / WALL TIES** – Brick / wall ties can be requested after the 'passed' 2nds inspection.

- Clean mortar from behind brick
- Remove every 3rd brick bottom row
- Moisture barrier R703.1
- Protect Romex Table E3802.3.2
- Poly under brick R703.7.5
- Brick ties R703.7.4
- Weep holes R703.7.6, R703.7.2.1

## **ELECTRICAL FINAL** – The electrical final provides the meter release and can be requested following the 'passed' drywall inspection.

- Receptacles out of wall / not plated E4002.5
- Panel cover removed E3403.2
- Identify Grounding location inside panel
- Indicate neutral with phase tape E3407.1
- Neutral double lugged E3406.10
- Main bonding jumper E3609.2
- Isolate ground & neutral in sub-panel E3908.6
- Loose connection in panel E3406.10
- Sufficient workspace / clearance E3405.1
- A/C condenser breakers E3702.11
- Connect/tight supplemental/CWG ground E3611.3
- Provide access and expose grounding connections for inspection E3611.2
- Overcut conductors at meter E3406.10
- CWG not within 5 feet of slab E3608.1.1
- Clean panel / busses E3611.6
- Outlet covers missing E3902.5, E4001.11, E4002.5
- Proper connect A/C disconnect E3404.8, E3905.3.2
- Ground Jacuzzi motor with #8 solid E4109.4

## **GAS RELEASE** – The plumbing and gas final inspection is required for meters.

- Hard pipe gas through cabinet / partition G2422.1.2
- Exterior plumbing protected from freeze P2603.6
- Improper combustion air G2407
- Appliance vent clearance(s) manufacturer's listing
- Water heater T&P and drains P2801
- Mil-wrap / paint exposed gas piping G2415.11
- No gas pressure warning tags at both service ends G2412.5 (amended)
- Fire caulk fireplace at log liter manufacture require re-factory to be sealed at log liter penetration appliance vents to short G2427.6.5
- Sediment traps required downstream of appliance shutoff G2419.4
- Gas valves to appliances missing or not accessible. Gas line must have shutoff valve and completed to appliance, or valved and capped for gas release. G2420

## **PLUMBING MECHANICAL FINAL** – The plumbing and gas final inspection is required for meters.

- Caulk all fixtures P2705.1
- Slip joints at tub concealed P2704.1
- Leak at fixtures / missing fixtures P2705.1, P2503.5.2
- Trap primer on floor drain P3201.2



- Exterior plumbing protected from freeze *P2603.6*
- No test master bath tub *P2503.5.2*
- Plumbing vents too close to intake air *P3103.5*
- Dishwasher air gap *P2717*
- Extend clean-outs past masonry *P3005.2.5*
- Fixture cross connect / improper air gap *P2902*
- Island fixture venting / clean-outs *P3112*
- Water heater T&P and drains *P2801*
- Mil-wrap / paint exposed gas piping *G2415.11*
- Need access, work platforms, and lighting to appliances in the attic for service and repair *M1305*
- A/C condensers must be level and firmly supported 3" above adjoining grade *M1305.1.4.1 (amended)*
- Kitchen exhaust over 400cfm requires make up air *M1503.4*
- Locking Access Port Caps *M1416.6*

**RIGHT-OF-WAY** – The Public Works Department completes right-of-way (sewer camera) inspections. The right-of-way inspection is automatically scheduled following an approved slab inspection. A Builder can cancel a scheduled right-of-way inspection by calling the Public Works Department at (972) 837-9603.

Water meter can centered / level / good condition  
 Dirt / debris removed around water meter  
 Water meter can lid has hole for auto read attachment  
 Water meter is level  
 Sod is laid within the right-of-way  
 Valves pads must be 2 feet x 2 feet  
 Valves & valve pads uncovered and at grade level  
 Valve stack centered over square nut valve  
 Sewer manhole & clean-outs uncovered and grade level

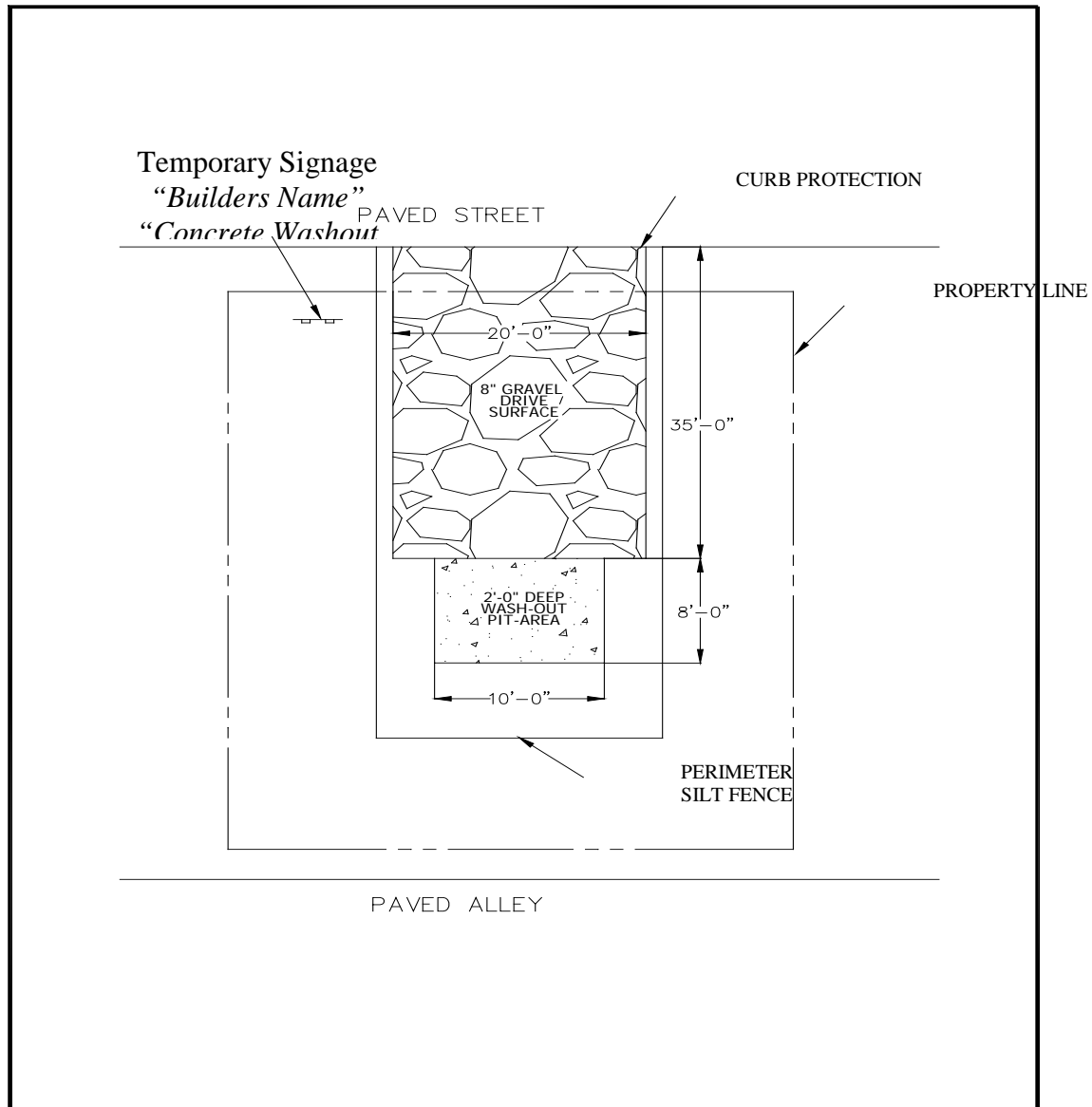
**BUILDING FINAL / CERTIFICATE OF OCCUPANCY** – The Building Final to obtain a Certificate of Occupancy (CO) requires all permit-related paperwork be included in the Permit Packet. This includes final grade survey, Engineer's final acceptance (approval) letter for foundation & framing inspection, 3<sup>rd</sup> party rater form with final approval for Energy Star / green building, foundation maintenance letter signed by homeowner (or executed by the Builder and notarized), thermal by-pass checklist, backflow assembly test report, along with the right-of-way inspection results.

- All outstanding fees are paid to "City of Frisco"
- Clean street(s) / sidewalk(s) / alley(s)
- Lot drainage survey / positive from foundation *R401.3*
- Trees installed per approved list
- Expose gutter pop-up drains at grade level
- Seal penetration brick *R703.1*
- HVAC units properly start-up & work *M1401.1*
- Plumbing / exhaust vents painted *P2609.2*
- Landscape / erosion control *Ordinance 89-04-02*
- Front / rear entry lights working *E3903.1*
- Range downdraft exhaust complete *M1503.1*
- 3-way switch at stairway lighting *E3903.3*
- Caulk brick expansion joints per Engineer requirements
- Safety glass at hazardous locations *R308.4*
- Stairway handrail / guardrail to code *E311.7.8*
- Blown insulation certificate at attic *N1101.12.1*
- Weep holes at brick ledge and window lintels *R703.7.6*
- Attic appliances accessible *M1305.1.3*
- Closet light clearance from shelves to code *E4003.12*
- Final grade 4 inches below brick *R404.1.6*
- Garage overhead door & safety sensor operable

- Microwave exhaust vent complete *M1502.1, M1503.1*
- AFCI receptacles in bedrooms are operable *E3802.12*
- Exterior / garage / attic doors weather-stripped *R703.1*
- Self-closing door fro house to garage *R309.1 (amended)*
- Exit doors operable from inside without key(s) *R311.2*
- Gas meter installed / gas appliances operable *R109.1.6*
- Gutters installed / downspouts extended 5' from slab *R401.3*
- GFCI receptacles and Arc Fault circuits are operable and at all required locations *E3902*
- Address numbers (contrast color) installed at front & rear *R319*
- Rain / freeze sensor(s) for irrigation system installed *Ordinance 01-05-39*
- Smoke detectors & carbon monoxide detectors installed *R314, R315*
- Condenser pads are level & raised 3 inches minimum above adjacent grade *M1305.1.4.1*
- Condenser pads shall be cement or reinforced plastic and be termite resistant *R318.4*

*Updated 082815 Supersedes 071415  
2015ResidentialInspectionChecklistandGuide*

## BUILDERS DESIGNATED SUBDIVISION WASH-OUT PIT



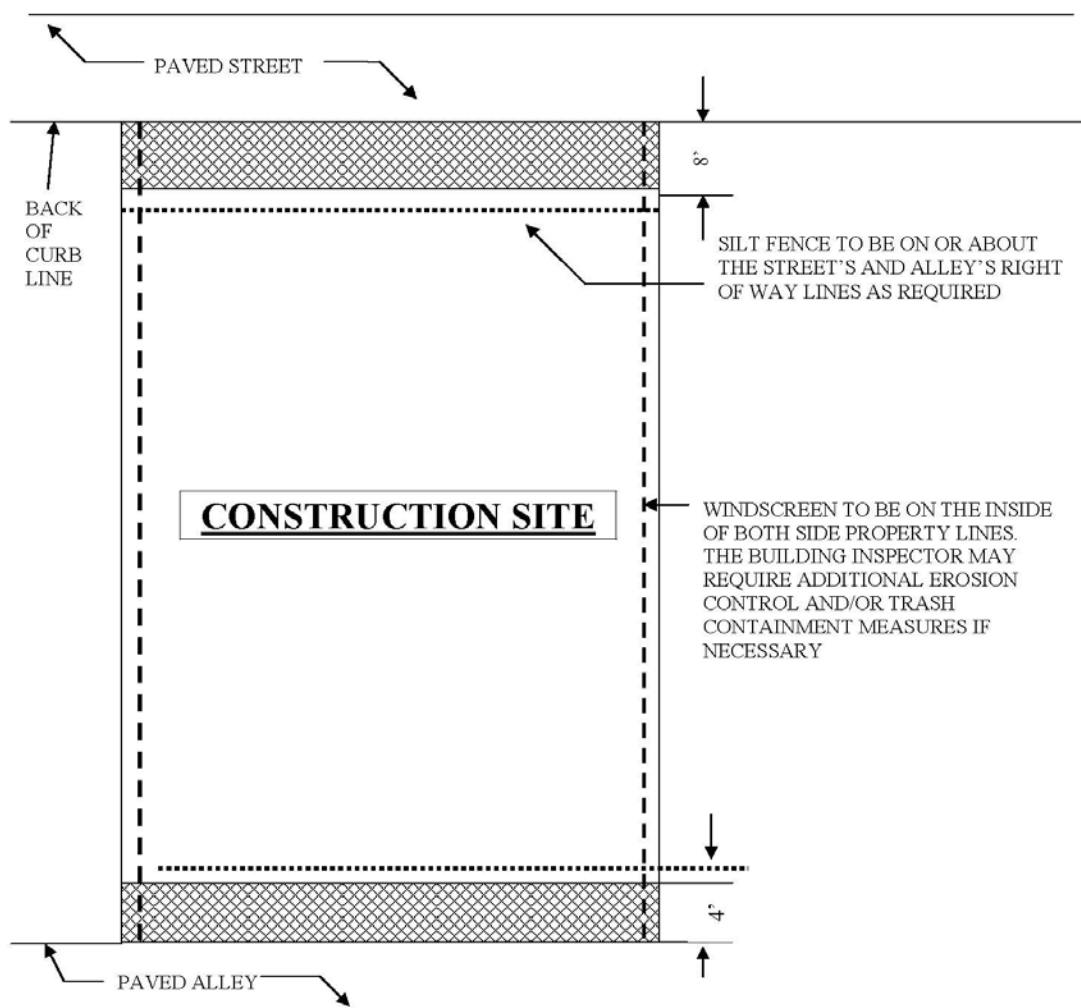
1. Necessary compliance with EPA requirements will require each builder to direct transit ready-mix concrete trucks to a designated wash out area.
2. This area will be on a centrally located lot that is owned, maintained, and returned back to building pad state at the near completion of a subdivision built out.
3. Waste concrete from the site of the washout pit will require legal disposal.
4. It is the building contractor's responsibility to direct the concrete truck drivers to the designated wash out area for his subdivision.
5. Street, alleyway or vacant lot washout is strictly prohibited.






## DEVELOPMENT SERVICES

## CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER  
6101 FRISCO SQUARE BLVD · 3RD FLOOR  
FRISCO, TEXAS 75034  
TEL 972.292.5300 · FAX 972.292.5388  
WWW.FRISCOTEXAS.GOV



### LEGEND:

-  CURLEX OR EQUAL GROUND COVER
-  4' HIGH WINDSCREEN FENCE
-  2' HIGH SILT FENCE (WHERE REQUIRED BY SLOPE CONDITIONS)

**NOTE:** AREAS COVERED WITH CURLEX MUST BE CLEAR OF OBSTRUCTION AND CONSTRUCTION MATERIALS AT ALL TIMES AND CONSTANTLY MAINTAINED IN GOOD CLEAR ORDER FOR THE ENTIRE DURATION OF CONSTRUCTION ON THE LOT.

Last Revision 3/9/07